067.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,800 / 645,800
					USE VALUE:	645,800 / 645,800
					ASSESSED:	645,800 / 645,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WINTHROP RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RONAYNE ELEANOR & ARTHUR
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	28 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RONAYNE ELEANOR/ETAL -
Owner 2:	RONAYNE ARTHUR -
Street 1:	28 GROVE STREET PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,471 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5471.000	236,900		408,900	645,800
Total Card	0.126	236,900		408,900	645,800
Total Parcel	0.126	236,900		408,900	645,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.30 | /Parcel: 498.3

Legal Description

User Acct 43134

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,000	0	5,471.	408,900	645,900	645,900	Year End Roll	12/18/2019
2019	101	FV	201,300	0	5,471.	379,700	581,000	581,000	Year End Roll	1/3/2019
2018	101	FV	201,300	0	5,471.	379,700	581,000	581,000	Year End Roll	12/20/2017
2017	101	FV	201,300	0	5,471.	333,000	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	201,300	0	5,471.	303,700	505,000	505,000	Year End	1/4/2016
2015	101	FV	196,400	0	5,471.	268,700	465,100	465,100	Year End Roll	12/11/2014
2014	101	FV	196,400	0	5,471.	254,100	450,500	450,500	Year End Roll	12/16/2013
2013	101	FV	196,400	0	5,471.	241,800	438,200	438,200		12/13/2012

!5754!

PRINT

Date	Time
12/10/20	20:35:52

LAST REV

Date	Time
09/27/18	13:36:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5754

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONAYNE ELEANOR	71058-426		5/25/2018	Convenience	10	No	No		
ROYNANE ELEANOR	25398-278		6/9/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	43134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/13/2009	Measured	372	PATRIOT
11/6/2000	Hearing Chag	189	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
2/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5471		Sq. Ft.	Site		0	70.	1.07	12									408,889						408,900	

Total AC/HA: 0.12560 | Total SF/SM: 5471 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,889 | Spl Credit | Total: 408,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	166.632
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343371
Depreciation:	106445
Depreciated Total:	236926

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

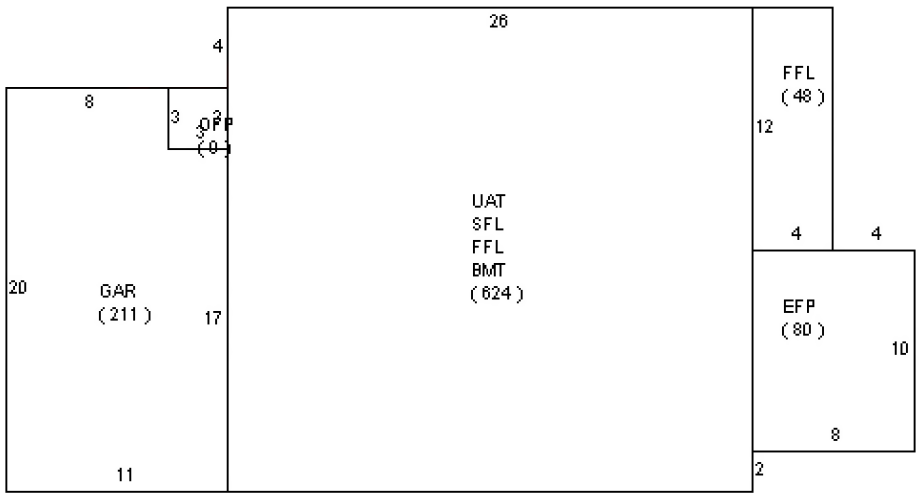
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.63
Special Features:	0	Val/Su Net:	99.71
Final Total:	236900	Val/Su SzAd	182.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	166.630	111,977
BMT	Basement	624	49.990	31,194
SFL	Second Floor	624	166.630	103,979
GAR	Garage	211	26.510	5,594
UAT	Upper Attic	156	66.650	10,398
EFP	Enclos Porch	80	60.490	4,839
OFP	Open Porch	9	43.450	391
	Net Sketched Area:	2,376	Total:	268,372
Size Ad	1296	Gross Are	2844	FinArea 1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc